

## **MARKET SEARCH FOR EXISTING OFFICE SPACE, SPACE UNDER CONSTRUCTION, OR PLANNED OFFICE SPACE**

**Project #:** 180-06-15

**Location:** Everett/Arlington

**Area:** 17,000 BOMA Rentable square feet

**Desired Lease Start Date:** January 1, 2017

The State of Washington (the State), acting through the Department of Enterprise Services (DES), and on behalf of the Department Of Social And Health Services, (DSHS) is requesting proposals to lease Existing Space, Space Under Construction or Planned Space.

**Location:**  
Everett/Arlington:

- Northern Boundary – 188th Street NE, Arlington;
- Southern Boundary – 19th Street, Everett
- Western Boundary – W Marine View Drive
- Eastern Boundary – 67th Avenue NE

Properties submitted for consideration should be in the location described above. The AGENCY has identified a number of characteristics as important to the delivery of service by this regional office. These characteristics include, but are not limited to the following:

- Proposals that are not located within or in close proximity to 100 year flood plain (as defined by the Federal Emergency Management Agency (FEMA) may be advantageous.
- Proposed facilities should be in close proximity to an existing public transportation route or routes. Additionally, proposed facilities served by public transportation with hourly service during the hours of 8 AM to 5 PM may be advantageous to the AGENCY.
- Proposed facilities that provide rapid access to major highways and/or arterial roads may be advantageous to the AGENCY.
- Proposed facilities must be in areas with sufficient infrastructure in place to support the AGENCY operational needs to include high speed data and telephone infrastructure.
- (See also Appendix A, Space Requirements.)

### **Building Characteristics**

The State and the AGENCY have identified some unique building characteristics as being advantageous to the AGENCY's functions, including the delivery of services to its clients. These characteristics include, but are not limited to the following:

- Contiguous office, equipment and storage, and special areas as depicted in Appendix B Modified Pre-Design Space Planning Data with a highly efficient load factor.
- An effective, efficient and welcoming customer lobby or reception area while also providing a clear delineation between public and staff areas.
- Separate public and staff restrooms.
- Adequate conference rooms and meeting spaces for both public and staff meetings.

- Clear delineation between public and staff entrances.

Appendix A – SPACE REQUIREMENTS (Includes RES Lease Space Requirements,  
Accessibility Addendum and DSHS Addendum)

Appendix B - Space Planning Data

Appendix C - Definitions